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By Kathy Wright at 10:13 am, Sep 24, 2013

**ABERNATHY
ROEDER &
BOYD
JOPLIN • P.C.**

1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210
Metro 214.544.4000 • Fax 214.544.4044

ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

September 23, 2013

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 3.56 acres in the
W. D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas

Dear Planners:

This Revised Letter of Intent is submitted in response to staff comments received on September 17, 2013 and supplements the application for a zoning change dated September 9, 2013, submitted by me on behalf of the applicant, 3 BT's, Inc., which was joined into by the owners, Troiani Family Investments, Ltd., a Texas limited partnership, Frank Walker, The Massoud Kavianpour Trust, and J. Michael Farrell.

A new Conceptual Site Plan is attached hereto as Exhibit A and shall replace the original Conceptual Site Plan submitted with the application. Exhibits B and C remain as submitted with the original application.

The following information contained within the exhibits is recited again as follows:

1. The acreage of the subject property is 3.56 acres as shown on the survey and zoning exhibit which accompanied the application.
2. The existing zoning on the tract is RG-18.
3. The Property is presently not subject to any deed restrictions or other restrictions on use.
4. The applicant is requesting to rezone the tract to PD – Planned Development that incorporates the base zone of ML – Light Manufacturing with the following limitations:

a. the Property shall be developed in accordance with the Conceptual Site Plan attached hereto as Exhibit A;

b. the elevations of the structures facing Rockhill Road and North Brook Drive shall conform to the architectural elevations shown on Exhibit B submitted with the original application;

c. the improvements on the Property shall consist of a warehouse containing approximately 32,000 square feet and an attached office containing approximately 4,000 square feet;

d. the allowed uses shall be limited to those set forth on Exhibit C submitted with the original application.

5. There are no other special considerations requested or required.

6. The subject property is located at the southeast corner of Rockhill Road and North Brook Drive.

7. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Yours truly,



Robert H. Roeder

633716

cc: Bob Tomes

EXHIBIT C

Permitted Uses

Accessory Building or Use
Auto Parts Sales (Indoor)
Banks and Financial Institutions
Barber or Beauty Shops
Building Materials Sales or Monument Sales
Carpentry or Sign Shop
Church, Rectory or Other Places of Worship
Cleaning Plan (Laundry)
Cleaning Shop and Pressing (Small Shop and Pickup)
Day-Care
Department or Discount Store
Drug Store or Pharmacy
Fitness Club, Gymnasium, Exercise Area or Similar Use
Laboratories (Medical, Dental, Science)
Metal Fabrication
Mini-Warehouse
Museum, Library, Art Gallery (Public)
Office Building
Office Supplies
Office Use
Offices with Showrooms
Paint and Related Sales
School, Business or Trade
Studios, Photo, Music, Art, Health, etc.
Upholstery Shop
Warehousing